

DETACHED INDUSTRIAL UNIT WITH OFFICES: 2 MICHIGAN AVENUE SALFORD MANCHESTER M50 2GY

# TO LET

## DETACHED INDUSTRIAL UNIT WITH OFFICES

28,759 Sq Ft  
(2,672.8 Sqm)

### Key Benefits

- 6m eaves
- Drive through loading doors
- Large private yard
- Carpeted and heated office space
- Security Grills
- Male and female WCs
- Kitchen areas
- Raised mezzanine

Roberts  
VainWilshaw

CHARTERED  
SURVEYORS

## LOCATION

The unit is conveniently located off Broadway which is accessed from Michigan Avenue.

The property is situated within the popular area of Media City and benefits from being less than a mile away from Junction 1 of the M602. It is also easily accessible to and from Trafford park accessed by the link road Pacific way.



## DESCRIPTION

The property is a detached steel frame warehouse occupying a substantially sized plot, which benefits from the following:

- 6m eaves
- Drive through loading doors
- Large private yard
- Carpeted and heated office space
- Security Grills
- Separate male and female WCs
- Kitchen areas
- Raised mezzanine

## ACCOMMODATION

The premises have been measured on a Gross Internal Area Basis in accordance with the RICS Code of Measuring Practice (6th Edition) and comprise the following:

UNIT	SQ FT	SQ M
Warehouse	10,689	993.40
Ground Floor Offices	9,035	839.70
Frist Floor Offices	9,035	839.70
<b>Total</b>	<b>28,759</b>	<b>2,672.8</b>

## RENT

On application

## LEASE TERM

Available by way of a new full repairing and insuring lease for a term of years to be agreed

## LEGAL COSTS

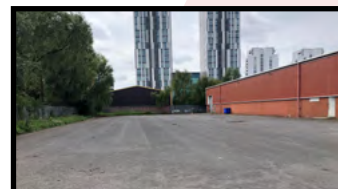
Each party to pay there own legal costs

## RATES

The unit has a rateable value of £121,000

## EPC

A copy of the EPC is available on request



## VIEWING

By prior appointment through the agents:

Jane Marshall  
jane.marshall@rvwcs.co.uk / 07801 373 974

Joseph Wilshaw  
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**Roberts  
Vain Wilshaw**

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